

**AGENDA**



**Recommendation for Council Action**

Austin City Council	Item ID	16102	Agenda Number	41.
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Meeting Date:	6/28/2012	Department:	Planning and Development Review
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**Subject**

Authorize the negotiation and execution of an interlocal agreement regarding the release of 34 acres of extraterritorial jurisdiction ("ETJ") to the City of Cedar Park.

**Amount and Source of Funding**

**Fiscal Note**

Purchasing Language:	
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Prior Council Action:	05/24/12 Postponed to June 28, 2012
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For More Information:	Virginia Collier, 974-2022; Chuck Lesniak, 974-2699.
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Boards and Commission Action:	Recommended by the Environmental Board.
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MBE / WBE:	
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Related Items:	
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**Additional Backup Information**

The City of Cedar Park has requested the release of approximately 34.08 acres of Austin's ETJ. This area is located in southwestern Williamson County east of South Bell Blvd and west of US 183 A Toll Road, and north of Avery Ranch Blvd. This area is owned by the State of Texas, Texas Parks and Wildlife Department and is subject to a park land agreement wherein the land is to be maintained and operated as park land by Williamson County. The balance of the park land subject to the agreement is currently within the Cedar Park City Limits. If released, the City of Cedar Park plans to annex the area and provide municipal services in accordance with state annexation law requirements.

The City of Cedar Park and Williamson County have agreed to:

- Limit impervious cover to 35% net site area, including existing development.
- New impervious cover is required to have water quality controls meeting or exceeding City of Austin current criteria.
- Averaging of the Critical Water Quality Zone (CWQZ) will be allowed to accommodate up to seven cabins with a minimum setback of 75'. All other development will be prohibited within the standard 200' CWQZ or within the CWQZ enlarged by buffer averaging.
- Existing parking lots within the CWQZ will be retrofitted with water quality controls.
- An integrated pest management plan for the tract will be developed and implemented.
- Any trees removed in the CWQZ will be replaced at a 1:1 ratio and planted in the CWQZ.

While these requirements are not an exact duplication of current City code, they are similar to development that included variances approved by Austin's boards and commissions. Further, the entire tract drains to a large pond that acts in a manner similar to wet ponds in Austin installed for stormwater treatment.

Annexation by the City of Austin is not anticipated in the long-term and Cedar Park is in a better position to annex and provide municipal services to the property in the short-term. Releasing this area is from Austin's ETJ would allow the entire park to be operated and maintained under one jurisdiction and will achieve more logical boundaries and ensure efficient public safety response.

This release should be made as part of a continuing process in regional coordination and cooperation with our neighboring jurisdictions. The product of several years of discussions and meetings with officials from Cedar Park and Williamson County, this release of ETJ is recommended.